

TOWN OF LOVETTSVILLE
FY '11 - FY '15 FIVE YEAR CAPITAL IMPROVEMENT PLAN

PROJECT TITLE: Broad Way Streetscape Improvements: Phase I - Park Place to Community Center

PROJECT NUMBER: 1

STAFF RESPONSIBILITY: Town Manager
 Project Manager
 Zoning Administrator / Comprehensive Planner

CONSULTING/ENG. SUPPORT: PHR+A

PROJECT DESCRIPTION: To enhance pedestrian accessibility and overall aesthetics, improvements are needed along East Broad Way. Curb, gutter, stormwater drainage, sidewalks, landscaping, lighting, and parking have been addressed in the Streetscape Master Plan for E. Broad Way and S. Loudoun Street completed in 2009. Phase I will involve streetscape improvements for Broad Way between Park Place and the Lovettsville Community Center. Cost estimates are based on construction of Phases 2A, 2B and 2C of the Streetscape Master Plan Report, which takes construction half a block west of Park Place. Design work funded through CDBG is expected to be complete by late spring, 2010.

PROJECT COST SUMMARY:

SOURCE OF FUNDING:	<i>Source</i>	<i>Secured</i>
	CDBG Grant	\$80,000
	General Fund Reserves	
	Debt Financing	

AMOUNT (\$) : \$ 1,410,000

Note: The total cost is based on installation of sidewalk on both sides of the street, landscaping and the most expensive crosswalk and lighting options. Costs could be reduced by over 20% by eliminating sidewalk on one side, reducing or eliminating landscaping and choosing the least expensive crosswalk and lighting options.



	<u><i>Total Expenses</i></u>	<u><i>Total Spent To Date</i></u>	<u><i>Total 5 Year Budget</i></u>	<u><i>Year 1 Budget (FY 11)</i></u>	<u><i>Year 2 Budget (FY 12)</i></u>	<u><i>Year 3 Budget (FY 13)</i></u>	<u><i>Year 4 Budget (FY 14)</i></u>	<u><i>Year 5 Budget (FY 15)</i></u>
<u><i>Planning</i></u>	\$ 20,000	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u><i>Design and Engineering</i></u>	\$ 350,500	\$ 110,500	\$ 240,000	\$ 80,000	\$ 50,000	\$ 110,000	\$ -	\$ -
<u><i>Construction</i></u>	\$ 1,170,000	\$ -	\$ 1,170,000	\$ -	\$ 500,000	\$ 670,000	\$ -	\$ -
<u><i>Total Project Cost</i></u>	\$ 1,540,500	\$ 130,500	\$ 1,410,000	\$ 80,000	\$ 550,000	\$ 780,000	\$ -	\$ -

TOWN OF LOVETTSVILLE
FY '11 - FY '15 FIVE YEAR CAPITAL IMPROVEMENT PLAN

PROJECT TITLE: Broad Way Streetscape Improvements: Phase II - Park Place to Town Center

PROJECT NUMBER: 2

STAFF RESPONSIBILITY: Town Manager
Project Manager

CONSULTING/ENG. SUPPORT: TBD

PROJECT DESCRIPTION: To enhance pedestrian accessibility and overall aesthetics, improvements are needed along East Broad Way. Curb, gutter, stormwater drainage, sidewalks, landscaping, lighting, and parking needs have been identified in the Streetscape Master Plan for E. Broad Way and S. Loudoun Street completed in 2009. Phase II will involve streetscape improvements for Broad Way between Park Place and the Town Center. Cost Estimates include Phase I from the Streetscape Master Plan report which is slightly shorter than the area as described. This work will follow after the completion of Phase I as funding is available.

PROJECT COST SUMMARY:

SOURCE OF FUNDING: General Fund Reserves
Debt Financing

AMOUNT (\$) : \$ 700,000

Note: The total cost is based on installation of sidewalk on both sides of the street, landscaping and the most expensive crosswalk and lighting options. Costs could be reduced over 20% by eliminating sidewalk on one side, reducing or eliminating landscaping and choosing the least expensive crosswalk and lighting options.



Planning
Design and Engineering
Construction

<u>Total Expenses</u>	<u>Total Spent To Date</u>	<u>Total 5 Year Budget</u>	<u>Year 1 Budget (FY 11)</u>	<u>Year 2 Budget (FY 12)</u>	<u>Year 3 Budget (FY 13)</u>	<u>Year 4 Budget (FY 14)</u>	<u>Year 5 Budget (FY 15)</u>
\$ 20,000	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 200,000	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ 70,000	\$ 30,000	\$ -
\$ 600,000	\$ -	\$ 600,000	\$ -	\$ -	\$ -	\$ 600,000	\$ -
<u>Total Project Cost</u>	\$ 120,000	\$ 700,000	\$ -	\$ -	\$ 70,000	\$ 630,000	\$ -

TOWN OF LOVETTSVILLE
FY '11 - FY '15 FIVE YEAR CAPITAL IMPROVEMENT PLAN

PROJECT TITLE: Streetscape Improvements - South Loudoun Street

PROJECT NUMBER: 3

STAFF RESPONSIBILITY: Town Manager
 Project Manager
 Zoning Administrator / Comprehensive Planner

CONSULTING/ENG. SUPPORT: TBD

PROJECT DESCRIPTION: To enhance pedestrian accessibility and overall aesthetics, improvements are needed along South Loudoun Street. Stormwater drainage, sidewalks, and lighting are all items that will be included in this streetscape improvement project. In 2008, the Town funded preliminary planning and design work for the South Loudoun Street corridor. The Streetscape Plan was endorsed in 2009. This plan will serve as the platform to develop engineered construction drawings to be put out for bid. Limited funding for sidewalk construction is available through developer proffers. Total project cost is estimated in the Streetscape Master Plan at \$1,780,000 and does not show up because the project is not slated to begin until Broad Way is completed.

PROJECT COST SUMMARY:

SOURCE OF FUNDING: Sidewalk Fund Reserves
 Debt Financing
 Outside Funding Source

AMOUNT (\$): \$ 125,000



	<u><i>Total Expenses</i></u>	<u><i>Total Spent To Date</i></u>	<u><i>Total 5 Year Budget</i></u>	<u><i>Year 1 Budget (FY 11)</i></u>	<u><i>Year 2 Budget (FY 12)</i></u>	<u><i>Year 3 Budget (FY 13)</i></u>	<u><i>Year 4 Budget (FY 14)</i></u>	<u><i>Year 5 Budget (FY 15)</i></u>
<u><i>Planning</i></u>	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u><i>Design and Engineering</i></u>	\$ 125,000	\$ -	\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ 125,000
<u><i>Construction</i></u>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u><i>Total Project Cost</i></u>	\$ 135,000	\$ 10,000	\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ 125,000

TOWN OF LOVETTSVILLE
FY '11- FY '15 FIVE YEAR CAPITAL IMPROVEMENT PLAN

PROJECT TITLE: Bicycle/Pedestrian Path

PROJECT NUMBER: 4

STAFF RESPONSIBILITY: Town Manager
Project Manager

CONSULTING/ENG. SUPPORT: VDOT

PROJECT DESCRIPTION: To construct a multi-purpose, 10 foot wide bicycle path along the west side of Route 287 from the south end to the north end of Town. \$556,000 in funding for this project is from matching grants from the Federal Highway Administration / Virginia Department of Transportation, and Loudoun County Gas Tax Revenue allocation to the Town. The State funding has been verified and is currently available and the County funding has been obtained. Because of increases in costs associated with design and construction, the current available funds are projected to cover preliminary engineering for the whole path and construction of a portion of the path. Additional funds will be needed to complete the remainder of the project scheduled for FY12- FY15 through additional grant funding, Town Reserves or Bonds. In January of 2009, the Mayor, on behalf of Town Council signed a contract identifying that the Virginia Department of Transportation take over the administration of design and construction of the bicycle path. Some redesign is needed (scheduled to begin Spring, 2010) to ready the path for construction and then the first phase, determined based on available funding, will be constructed.



PROJECT COST SUMMARY:

	<i>Source</i>	<i>Secured</i>
SOURCE OF FUNDING:	Transportation Grant(TEA-21)	\$220,000
	Gas Tax	\$281,970
	General Fund Reserves	\$55,000
	Grant/Debt Finance	TBD

AMOUNT (\$): \$ 1,423,623

	<u>Total Expenses</u>	<u>Total Spent To Date¹</u>	<u>Total 5 Year Budget</u>	<u>Year 1 Budget (FY 11)</u>	<u>Year 2 Budget (FY 12)</u>	<u>Year 3 Budget (FY 13)</u>	<u>Year 4 Budget (FY 14)</u>	<u>Year 5 Budget (FY 15)</u>
Planning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Design and Engineering	\$ 380,413	\$ 129,444	\$ 250,969	\$ 145,469	\$ -	\$ -	\$ 105,500	\$ -
Acquisition / Construction	\$ 1,172,654	\$ -	\$ 1,172,654	\$ -	\$ 65,000	\$ 574,500	\$ 69,000	\$ 464,154
Total Project Cost	\$ 1,553,067	\$ 129,444	\$ 1,423,623	\$ 145,469	\$ 65,000	\$ 574,500	\$ 174,500	\$ 464,154

TOWN OF LOVETTSVILLE
FY '11 - FY '15 FIVE YEAR CAPITAL IMPROVEMENT PLAN

PROJECT TITLE: South Church Street Improvements Between East Broad Way and Town Center Drive

PROJECT NUMBER: 5

STAFF RESPONSIBILITY: Project Manager

CONSULTING/ENG. SUPPORT: TBD

PROJECT DESCRIPTION: South Church Street, between East Broad Way and East Town Center Drive is in need of improvements to match the previous work performed by the Town Center development to the south and by the United States Post Office's extension of Church Street to the north, across East Broad Way. With new businesses and the extension of North Church Street, it is anticipated that this section of road will continue to see increased traffic flow volumes. This project would design sidewalk, stormwater drainage, a possible turn lane at the intersection of South Church Street and East Broad Way, and limited road widening to accommodate increased pedestrian and vehicular demands.

PROJECT COST SUMMARY:

SOURCE OF FUNDING: General Fund Reserves

AMOUNT (\$): \$ 250,000



	<u>Total Expense</u>	<u>Total Spent To Date</u>	<u>Total 5 Year Budget</u>	<u>Year 1 Budget (FY 11)</u>	<u>Year 2 Budget (FY 12)</u>	<u>Year 3 Budget (FY 13)</u>	<u>Year 4 Budget (FY 14)</u>	<u>Year 5 Budget (FY 15)</u>
<u>Planning</u>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Design and Engineering</u>	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000	\$ -
<u>Construction</u>	\$ 200,000	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000
<u>Total Project Cost</u>	\$ 250,000		\$ 250,000	\$ -	\$ -	\$ -	\$ 50,000	\$ 200,000

TOWN OF LOVETTSTVILLE
FY '11 - FY '15 FIVE YEAR CAPITAL IMPROVEMENT PLAN

PROJECT TITLE: Lovettsville Town Hall

PROJECT NUMBER: 6

STAFF RESPONSIBILITY: Town Manager
Project Manager

CONSULTING/ENG. SUPPORT: TBD

PROJECT DESCRIPTION: The Town will be looking construct a new Town Hall that will include offices for Town Staff, a satellite office for the County Commissioner of Revenue, a substation for the County Sheriff, Council Chambers and community meeting space. The estimated size of the new Town Hall will range between 4,000 - 5,000 square feet. A feasibility analysis will be undertaken to determine the range of options available in the Town for a project of this magnitude. Acquiring land for a parcel large enough to house a 4,000 to 5,000 square foot new Town Hall to run as much as \$400,000 to \$500,000. Construction and/or renovation is estimated at \$150 to \$200 per square foot.

PROJECT COST SUMMARY:

SOURCE OF FUNDING: General Fund Reserves
Debt Financing

AMOUNT (\$) : \$ 1,385,000



	<u><i>Total Expense</i></u>	<u><i>Total Spent To Date</i></u>	<u><i>Total 5 Year Budget</i></u>	<u><i>Year 1 Budget (FY 11)</i></u>	<u><i>Year 2 Budget (FY 12)</i></u>	<u><i>Year 3 Budget (FY 13)</i></u>	<u><i>Year 4 Budget (FY 14)</i></u>	<u><i>Year 5 Budget (FY 15)</i></u>
<u><i>Planning</i></u>	\$ 10,000	\$ -	\$ 10,000		\$ 10,000	\$ -	\$ -	\$ -
<u><i>Design, Engineering, and Acquisition</i></u>	\$ 500,000	\$ -	\$ 500,000	\$ -		\$ 500,000	\$ -	\$ -
<u><i>Construction/Tenant Fit Up</i></u>	\$ 875,000	\$ -	\$ 875,000	\$ -	\$ -	\$ -	\$ 875,000	\$ -
<u><i>Total Project Cost</i></u>	\$ 1,385,000	\$ -	\$ 1,385,000	\$ -	\$ 10,000	\$ 500,000	\$ 875,000	\$ -

TOWN OF LOVETTSVILLE
FY '11 - FY '15 FIVE YEAR CAPITAL IMPROVEMENT PLAN

PROJECT TITLE: 7 Acre Park (New Town Meadows)

PROJECT NUMBER: 7

STAFF RESPONSIBILITY: Town Manager
Project Manager
Zoning Administrator / Comprehensive Planner

CONSULTING/ENG. SUPPORT: TBD

PROJECT DESCRIPTION: Design and develop the seven acre parcel deeded by New Town Meadows to the Town. This park could include trails, benches, and fenced area for off-leash dog recreation. A future use of this land could also be for water related utility projects.



PROJECT COST SUMMARY:

SOURCE OF FUNDING: General Fund Reserves

AMOUNT (\$) : \$ 63,000

	<u><i>Total Expenses</i></u>	<u><i>Total Spent To Date</i></u>	<u><i>Total 5 Year Budget</i></u>	<u><i>Year 1 Budget (FY 11)</i></u>	<u><i>Year 2 Budget (FY 12)</i></u>	<u><i>Year 3 Budget (FY 13)</i></u>	<u><i>Year 4 Budget (FY 14)</i></u>	<u><i>Year 5 Budget (FY 15)</i></u>
<u><i>Planning</i></u>	\$ 8,000	\$ -	\$ 8,000	\$ -	\$ 8,000	\$ -	\$ -	\$ -
<u><i>Design and Engineering</i></u>	\$ 15,000	\$ -	\$ 15,000	\$ -	\$ -	\$ 15,000	\$ -	\$ -
<u><i>Construction</i></u>	\$ 40,000	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ 40,000	\$ -
<u><i>Total Project Cost</i></u>	\$ 63,000	\$ -	\$ 63,000	\$ -	\$ 8,000	\$ 15,000	\$ 40,000	\$ -

TOWN OF LOVETTSVILLE
FY '11 - FY '15 FIVE YEAR CAPITAL IMPROVEMENT PLAN

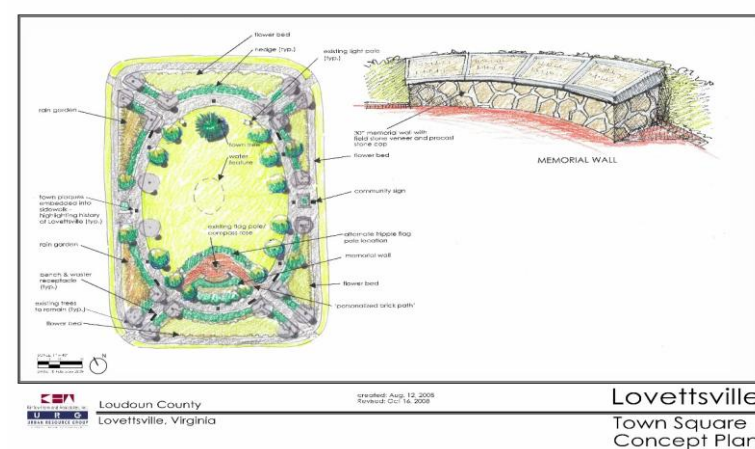
PROJECT TITLE:	Town Square Development
PROJECT NUMBER:	8
STAFF RESPONSIBILITY:	Town Manager Project Manager Zoning Administrator / Comprehensive Planner
CONSULTING/ENG. SUPPORT:	TBD

PROJECT DESCRIPTION: As a result of the approval of Town Center, the Town will receive the Town Square and is now responsible for the design, development and maintenance of the parcel. In February, 2009 the Town completed a Concept Plan for the development of this park which ultimately includes a water feature, memorial wall and patio area, shade trees, benches, and rain garden area. These improvements will be made over a phased period depending on need and funding. As the Town has been approached by a Community organization interested in construction of the Memorial Wall, this will likely be the first developed element. Construction of hardscape and permanent features will begin once all final VDOT right-of-way issues are resolved.

PROJECT COST SUMMARY:

SOURCE OF FUNDING: General Fund Reserves

AMOUNT (\$) : \$ 42,500



	<u>Total Expenses</u>	<u>Total Spent To Date</u>	<u>Total 5 Year Budget</u>	<u>Year 1 Budget (FY 11)</u>	<u>Year 2 Budget (FY 12)</u>	<u>Year 3 Budget (FY 13)</u>	<u>Year 4 Budget (FY 14)</u>	<u>Year 5 Budget (FY 15)</u>
<u>Planning</u>	\$ 2,450	\$ 2,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Design and Engineering</u>	\$ 7,500	\$ -	\$ 7,500	\$ 7,500	\$ -	\$ -	\$ -	\$ -
<u>Construction</u>	\$ 35,000	\$ 750	\$ 35,000	\$ 5,000	\$ 25,000	\$ 5,000	\$ -	\$ -
<u>Total Project Cost</u>	\$ 45,700	\$ 3,200	\$ 42,500	\$ 12,500	\$ 25,000	\$ 5,000	\$ -	\$ -

TOWN OF LOVETTSVILLE

FY '11 - FY '15 FIVE YEAR CAPITAL IMPROVEMENT PLAN

PROJECT TITLE: Town Park (Town Green) Development

PROJECT NUMBER: 9

STAFF RESPONSIBILITY: Town Manager
Project Manager
Zoning Administrator / Comprehensive Planner

CONSULTING/ENG. SUPPORT: TBD

PROJECT DESCRIPTION: As a result of the approval of Lovettsville Town Center, the Town received the Town Center Park and is now responsible for the design, development and maintenance of the parcel. In February, 2009 the Town completed a Concept Plan for the development of this park which ultimately includes a band stand, picnic area, shade trees, berming, child play area, restroom/refreshment stand and rain garden area. These improvements will be made over a phased period depending on need and funding. The first step in development will be to bring power to the park, complete earthwork, relocate and add paths and sidewalks, and relocate/restore the irrigation system. As all these items require earth disturbance, if funding is available, it is appropriate to complete all items prior to restoration of the grass.

PROJECT COST SUMMARY:

SOURCE OF FUNDING: General Fund Reserves

AMOUNT (\$) : \$ 77,500



<u>Total Expenses</u>	<u>Total Spent To Date</u>	<u>Total 5 Year Budget</u>	<u>Year 1 Budget (FY 11)</u>	<u>Year 2 Budget (FY 12)</u>	<u>Year 3 Budget (FY 13)</u>	<u>Year 4 Budget (FY 14)</u>	<u>Year 5 Budget (FY 15)</u>
<u>Planning</u>	\$ 2,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Design and Engineering</u>	\$ 10,000	\$ 10,000	\$ 5,000	\$ -	\$ -	\$ 5,000	\$ -
<u>Construction</u>	\$ 83,800	\$ 67,500	\$ 7,500	\$ 30,000	\$ 10,000	\$ 20,000	\$ -
<u>Total Project Cost</u>	\$ 96,250	\$ 77,500	\$ 12,500	\$ 30,000	\$ 10,000	\$ 25,000	\$ -

TOWN OF LOVETTSVILLE
FY '11 - FY '15 FIVE YEAR CAPITAL IMPROVEMENT PLAN

PROJECT TITLE: Lovettsville Community Park - Parkland Development

PROJECT NUMBER: 10

STAFF RESPONSIBILITY: Town Manager
 Project Manager
 Zoning Administrator / Comprehensive Planner

CONSULTING/ENG. SUPPORT: TBD

PROJECT DESCRIPTION: In 2004, Loudoun County and the Town purchased over 90 acres of land, partially located within the eastern Town limits, for the purpose of creating a community park to serve the residents of the Town and surrounding area. Under the agreement the Town was obligated to contribute \$200,000 toward the total purchase price of the property. Last year the Town completed its financial contribution. The County Parks Department is currently in the approval process with the County Planning Commission and Board of Supervisors for a Public Use Permit and Special Exception Permit to allow passive and active recreational uses on the site. The master park plan has not yet been approved and no funds have been allocated by the County for park development. The Town is committed to seeing this park developed and is currently working with the County to support the planning for improvements that will hopefully lead to County funding over the course of the next few years. Because the timeline for County approval is unclear, no money has been allocated in first year of the FY 11 CIP for park development.

PROJECT COST SUMMARY:

SOURCE OF FUNDING: General Fund Reserves

AMOUNT (\$): \$ 100,000



Planning/Acquisition
Design and Engineering
Construction

Total Project Cost

<u>Total Expenses</u>	<u>Total Spent To Date</u>	<u>Total 5 Year Budget</u>	<u>Year 1 Budget (FY 11)</u>	<u>Year 2 Budget (FY 12)</u>	<u>Year 3 Budget (FY 13)</u>	<u>Year 4 Budget (FY 14)</u>	<u>Year 5 Budget (FY 15)</u>
\$ 200,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 50,000	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ -	\$ -
\$ 50,000	\$ -	\$ 50,000	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ -
\$ 300,000	\$ 200,000	\$ 100,000	\$ -	\$ 50,000	\$ 25,000	\$ 25,000	\$ -

TOWN OF LOVETTSVILLE
FY '11 - FY '15 FIVE YEAR CAPITAL IMPROVEMENT PLAN

PROJECT TITLE: Storm Water Management Plan

PROJECT NUMBER: 11

STAFF RESPONSIBILITY: Town Manager
Project Manager

CONSULTING/ENG. SUPPORT: TBD

PROJECT DESCRIPTION: The Town has a number of storm sewer and drainage issues that have not been addressed adequately in the past and these issues require attention over the course of the next few years. Many of these issues become apparent after severe weather related events. In anticipation of undergoing long term storm sewer and drainage improvements in the Town, a Storm Sewer Plan is proposed to be undertaken that will map the current storm sewer network and drainage areas and develop a long range plan for managing storm water runoff for the Town. This Plan will include locations for future storm sewer piping and locations for storm water management areas.



PROJECT COST SUMMARY:

SOURCE OF FUNDING: Water Fund Reserves

AMOUNT (\$): \$ 70,000

	<u><i>Total Expenses</i></u>	<u><i>Total Spent To Date</i></u>	<u><i>Total 5 Year Budget</i></u>	<u><i>Year 1 Budget (FY 11)</i></u>	<u><i>Year 2 Budget (FY 12)</i></u>	<u><i>Year 3 Budget (FY 13)</i></u>	<u><i>Year 4 Budget (FY 14)</i></u>	<u><i>Year 5 Budget (FY 15)</i></u>
<u><i>Planning</i></u>	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000	\$ -	\$ -
<u><i>Design and Engineering</i></u>	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000	\$ -
<u><i>Construction</i></u>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u><i>Total Project Cost</i></u>	\$ 70,000		\$ 70,000	\$ -	\$ -	\$ 20,000	\$ 50,000	\$ -

TOWN OF LOVETTSVILLE
FY '11 - FY '15 FIVE YEAR CAPITAL IMPROVEMENT PLAN

PROJECT TITLE: Upgrades to Existing Water Tower

PROJECT NUMBER: 12

STAFF RESPONSIBILITY: Project Manager

CONSULTING/ENG. SUPPORT: KCI

PROJECT DESCRIPTION: The 75,000 gallon water tower has not been serviced in many years. A tower inspection conducted by R. Stuart Royer (Now Malcolm Pirnie) in September of 2006 identified a need for maintenance as well as recommended conducting a structural analysis and inspection on the tank. The structural Analysis was completed by KCI, Inc. and accepted by Town Council in October, 2008. Recommended maintenance includes: re-painting the tower to prevent rust and ease in maintenance, painting the tank inside and out and completing other safety repairs. A basic system water audit will be conducted while maintaining operating pressure in the system while the tank is offline for maintenance.



PROJECT COST SUMMARY:

SOURCE OF FUNDING: Water Tower Reserve Fund

AMOUNT (\$) : \$ 167,000

	<u>Total Expenses</u>	<u>Total Spent To Date</u>	<u>Total 5 Year Budget</u>	<u>Year 1 Budget (FY 11)</u>	<u>Year 2 Budget (FY 12)</u>	<u>Year 3 Budget (FY 13)</u>	<u>Year 4 Budget (FY 14)</u>	<u>Year 5 Budget (FY 15)</u>
<u>Planning</u>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Design and Engineering</u>	\$ 34,200	\$ 17,200	\$ 17,000	\$ 17,000	\$ -	\$ -	\$ -	\$ -
<u>Construction</u>	\$ 150,000	\$ -	\$ 150,000	\$ 150,000	\$ -	\$ -	\$ -	\$ -
<u>Total Project Cost</u>	\$ 184,200	\$ 17,200	\$ 167,000	\$ 167,000	\$ -	\$ -	\$ -	\$ -

TOWN OF LOVETTSVILLE
FY '11 - FY '15 FIVE YEAR CAPITAL IMPROVEMENT PLAN

PROJECT TITLE: Water Line Replacement

PROJECT NUMBER: 13

STAFF RESPONSIBILITY: Project Manager



CONSULTING/ENG. SUPPORT: TBD

PROJECT DESCRIPTION: The older original parts of the Town's Water Distribution system contains 35+ year old transite pipe. Transite pipe becomes brittle with age increasing the likelihood of leaks and breaks to the pipe. In order to maintain the reliability and quality of the water supply, the transite pipe should be replaced. This project can be completed over a series of years.



PROJECT COST SUMMARY:

SOURCE OF FUNDING: Debt Financing

AMOUNT (\$):

\$	160,000	CIP FY11-15
\$	4,000,000	(to complete entire project beyond 5 year window)

	<u>Total Expenses</u>	<u>Total Spent To Date</u>	<u>Total 5 Year Budget</u>	<u>Year 1 Budget (FY 11)</u>	<u>Year 2 Budget (FY 12)</u>	<u>Year 3 Budget (FY 13)</u>	<u>Year 4 Budget (FY 14)</u>	<u>Year 5 Budget (FY 15)</u>
<u>Planning</u>	\$ -	\$ -	\$ 10,000		\$ -	\$ -	\$ -	\$ 10,000
<u>Design and Engineering</u>	\$ 300,000	\$ -	\$ 150,000	-		\$ -	\$ -	\$ 150,000
<u>Construction</u>	\$ 3,700,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Total Project Cost</u>	\$ 4,000,000	\$ -	\$ 160,000	\$ -	\$ -	\$ -	\$ -	\$ 160,000

TOWN OF LOVETTSVILLE
FY '11 - FY '15 FIVE YEAR CAPITAL IMPROVEMENT PLAN

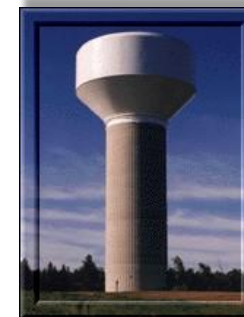
PROJECT TITLE: New Elevated Water Tower

PROJECT NUMBER: 14

STAFF RESPONSIBILITY: Project Manager

CONSULTING/ENG. SUPPORT: TBD

PROJECT DESCRIPTION: The Town currently only has one elevated storage tank to provide pressure and flow to the Town system. Without this tank, the Town does not have sufficient pressure to serve its citizens. The addition of a second tank will provide more consistent pressure throughout the Town, additional storage capacity and duplicity in the system when maintenance and repairs require taking a tank offline. A 125 foot high tank holding 150,000 gallons is estimated to cost \$700,000.



PROJECT COST SUMMARY:

SOURCE OF FUNDING: Water Tower Reserve Fund

AMOUNT (\$):
 \$ 10,000 CIP FY11-15
 \$ 700,000 (to complete entire project beyond 5 year window)

	<u>Total Expenses</u>	<u>Total Spent To Date</u>	<u>Total 5 Year Budget</u>	<u>Year 1 Budget (FY 11)</u>	<u>Year 2 Budget (FY 12)</u>	<u>Year 3 Budget (FY 13)</u>	<u>Year 4 Budget (FY 14)</u>	<u>Year 5 Budget (FY 15)</u>
<u>Planning</u>	\$ 20,000	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000
<u>Design and Engineering</u>	\$ 130,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Construction</u>	\$ 550,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Total Project Cost</u>	\$ 700,000	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000

TOWN OF LOVETTSVILLE
FY '11 - FY '15 FIVE YEAR CAPITAL IMPROVEMENT PLAN

PROJECT TITLE: Water Facility Improvements

PROJECT NUMBER: 15

STAFF RESPONSIBILITY: Project Manager

CONSULTING/ENG. SUPPORT: TBD

PROJECT DESCRIPTION: The Town currently only has one elevated storage tank to provide pressure and flow to the Town system. Without this tank, the Town does not have sufficient pressure to serve its citizens. The wells currently utilize high pressure pumps to provide pressure and flow to the system and are sized to provide fireflow to the system should the elevated tank be unavailable. Unfortunately, the pressures produced by these pumps is very high and do not provide consistent pressures in the system when the tank is unavailable. Installation of smaller pumps will improve everyday operations and pressures in the system and will provide suitable pressures when the elevated tank is offline.



PROJECT COST SUMMARY:

SOURCE OF FUNDING: TBD

AMOUNT (\$): \$ 280,000 CIP FY11-15

	<u>Total Expenses</u>	<u>Total Spent To Date</u>	<u>Total 5 Year Budget</u>	<u>Year 1 Budget (FY 11)</u>	<u>Year 2 Budget (FY 12)</u>	<u>Year 3 Budget (FY 13)</u>	<u>Year 4 Budget (FY 14)</u>	<u>Year 5 Budget (FY 15)</u>
<u>Planning</u>	\$ 25,000	\$ -	\$ 25,000	\$ 25,000	\$ -	\$ -	\$ -	\$ -
<u>Design and Engineering</u>	\$ 55,000	\$ -	\$ 55,000	\$ 55,000		\$ -	\$ -	\$ -
<u>Construction</u>	\$ 200,000	\$ -	\$ 200,000	\$ 100,000	\$ -	\$ -	\$ 100,000	\$ -
<u>Total Project Cost</u>	\$ 280,000	\$ -	\$ 280,000	\$ 180,000	\$ -	\$ -	\$ 100,000	\$ -

Table 1 - FY 2011 -2015 Five Year CIP Projects By Source of Funds and Year

	<u>FY 2011-2015 Total 5 Year Budget</u>	<u>Source of Funding</u>	<u>Year 1 Budget (FY 11)</u>	<u>Year 2 Budget (FY 12)</u>	<u>Year 3 Budget (FY 13)</u>	<u>Year 4 Budget (FY 14)</u>	<u>Year 5 Budget (FY 15)</u>
<u>General Fund Projects</u>							
1. Broad Way Streetscape Improvements - Phase I Park Place to Community Center	\$ 50,000	General Fund Reserves	\$ 50,000	\$ -	\$ -	\$ -	\$ -
	\$ 1,330,000	Grant/Debt Financing		\$ 550,000	\$ 780,000	\$ -	\$ -
2. Broad Way Streetscape Improvements - Phase II Town Center to Park Place	\$ -	General Fund Reserves	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 700,000	Grant/Debt Financing	\$ -	\$ -	\$ 70,000	\$ 630,000	\$ -
3. Streetscape Improvements (South Loudoun)	\$ -	Sidewalk Fund Reserves	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 125,000	Debt Financing	\$ -	\$ -	\$ -	\$ -	\$ 125,000
4. Bicycle/Pedestrian Path	\$ 1,138,898	VDOT Enhancement Grant	\$ 116,375	\$ 52,000	\$ 459,600	\$ 139,600	\$ 371,323
	\$ 284,725	Grant/Loan/Fund Reserves	\$ 29,094	\$ 13,000	\$ 114,900	\$ 34,900	\$ 92,831
5. South Church Street Improvements	\$ 250,000	General Fund Reserves	\$ -	\$ -	\$ -	\$ 50,000	\$ 200,000
6. Lovettsville Town Hall	\$ 110,000	General Fund Reserves	\$ -	\$ 10,000	\$ 100,000	\$ -	\$ -
	\$ 1,275,000	Debt Financing	\$ -	\$ -	\$ 400,000	\$ 875,000	\$ -
7. 7 Acre Park (New Town Meadows)	\$ 63,000	General Fund Reserves	\$ -	\$ 8,000	\$ 15,000	\$ 40,000	\$ -
8. Town Square Development	\$ 42,500	General Fund Reserves	\$ 12,500	\$ 25,000	\$ 5,000	\$ -	\$ -
9. Town Green Development	\$ 77,500	General Fund Reserves	\$ 12,500	\$ 30,000	\$ 10,000	\$ 25,000	\$ -
10. Lovettsville Community Park	\$ 100,000	General Fund Reserves	\$ -	\$ 50,000	\$ 25,000	\$ 25,000	\$ -
11. Storm Water Management Plan	\$ 70,000	Water Fund Reserves	\$ -	\$ -	\$ 20,000	\$ 50,000	\$ -
12. Upgrades to Existing Water Tower	\$ 167,000	Water Tower Reserve Fund	\$ 167,000	\$ -	\$ -	\$ -	\$ -
13. Water Line Replacement	\$ 160,000	Water Fund Reserves	\$ -	\$ -	\$ -	\$ -	\$ 160,000
14. New Water Tower	\$ 10,000	Water Fund Reserves	\$ -	\$ -	\$ -	\$ -	\$ 10,000
15. Water Facility Improvement	\$ 280,000	Water Fund Reserves	\$ 180,000			\$ 100,000	
Total 5 Year CIP Costs - Fy 2011-2015	\$ 6,233,623		\$ 567,469	\$ 738,000	\$ 1,999,500	\$ 1,969,500	\$ 959,154

Table 2 - FY 2011 -2015 CIP Sources of Funding

<u>Sources of Funding</u>	<u>Year 1 Budget</u>	<u>FY 2011-2015 Total 5 Year Budget</u>
General Fund Reserves	\$ 75,000	\$ 708,797
T-21 Grant	\$ 116,375	\$ 1,138,899
Gas Tax	\$ 29,094	\$ 268,927
General Fund Debt Financing	\$ -	\$ 3,430,000
Sidewalk Fund Reserves	\$ -	\$ -
Total General Funds Sources of Funding	\$ 220,469	\$ 5,546,623
Water Fund Reserves	\$ 180,000	\$ 520,000
Sewer Fund Reserves	\$ -	\$ -
Water Tower Reserve Fund	\$ 167,000	\$ 167,000.00
Sewer Fund Debt Financing	\$ -	\$ -
Total Utility Fund Sources of Funding	\$ 347,000	\$ 687,000
Total Sources of Funding	\$ 567,469	\$ 6,233,623

Table 3 - Funds Available for Capital Projects (As of December 31, 2009)

Total General Fund Reserve	\$	1,391,149
Total Sidewalk Fund Reserve	\$	271,476
Total General Fund Investment Account	\$	-
Total General Fund Savings Account	\$	110,089
T-21 Grant (Bike Path)	\$	221,947
CDBG Grant (Sidewalk)	\$	56,876
Loudoun Street Improvement Fund (sidewalk contributions)	\$	54,870
Germanna Drive (Performance Bond)	\$	17,560
Total General Fund Reserves	\$	2,123,967
Total Sewer Fund Reserve	\$	2,906,418
Total Water Fund Reserve	\$	332,693
Total Water Tower Reserve	\$	146,376
Total Utility Fund Reserves	\$	3,385,487
Total Developer Proffers in Reserves	\$	49,955
Total Funds Available for Capital Projects	\$	5,559,409

NOTE:

1. Total outstanding Sewer Fund Debt as of December 31, 2009 is \$6,906,758
2. Total outstanding Water Fund Debt as of December 31, 2009 is \$350,800
3. Total outstanding General Fund Debt as of December 31, 2009 is \$0
4. Total FY 11 annual debt service payment for Sewer Fund Debt is \$483,404
5. Total FY 11 annual debt service payment for Water Fund Debt is \$46,518

General Fund FY 2011 Capital Budget/Capital Reserves Revenue and Expenditures Flow

Balance of Capital Reserves as of December 31, 2009:	Revenue / Expenditure Flow
General Fund Reserve	\$ 1,391,149
General Fund Savings Account	\$ 110,089
General Fund Sidewalk/Bike Path (Gas Tax)	\$ 271,476
Developer Proffers	\$ 49,955
T-21 Grant	\$ 221,947
CDBG Grant - Broad Way Improvements	\$ 56,876
Loudoun Street Improvement Fund (sidewalk contributions)	\$ 54,870
Germanna Drive	\$ 17,560
Subtotal Capital Reserves	<u>\$ 2,173,922</u>
 FY 10 Fourth Quarter CIP Expenses	
Bicycle Pedestrian Path	\$ (25,000)
East Broad Way Improvements	\$ (14,400)
Germanna Drive	\$ (89,692)
Subtotal FY 2010 Remaining Capital Expenditures	<u>\$ (129,092)</u>
 Subtotal Capital Reserves less FY 10 Expenses	 <u>\$ 2,044,830</u>
 FY 10 Fourth Quarter Additions to Capital Reserves	
Interest Adjustments Through June 30, 2010	\$ 10,224
Subtotal with Revenue Additions at June 30, 2009	<u>\$ 2,055,054</u>
 Project 1 Broad Way Streetscape Imp.: Phase 1	\$ (50,000)
Project 4 Bicycle/Pedestrian Path	\$ (145,469)
Project 8 Town Square Development	\$ (12,500)
Project 9 Town Park Development	\$ (12,500)
Subtotal FY 2011 Capital Expenditures	<u>\$ (220,469)</u>
 Balance Capital Reserves after FY 2011 Capital Expenditures	 <u>\$ 1,834,585</u>
 Interest on CD's at 1 percent	\$ 18,346
FY 2011 Transfer to Capital Reserves Unallocated	\$ 10,426
 Balance of Capital Reserves as of June 30, 2011	 <u>\$ 1,863,357</u>

Utility Fund FY 2011 Capital Budget/Capital Reserves Revenue and Expenditures Flow

	Revenue / Expenditure Flow	Outstanding Loan Balances
Balance of Capital Reserves as of December 31, 2009:		
Sewer Fund Reserve	\$ 2,906,418	
Water Fund Reserve	\$ 332,693	
Water Tower Reserve	\$ 146,376	
Subtotal Capital Reserves	\$ 3,385,487	
WWTP (improvements outside of loan)	\$ (160,798)	
Debt Service Payments (after 12/31/09 and before 07/01/10)	\$ (206,169)	
Subtotal Capital Reserves less 2010 Expenses	\$ 3,018,520	
Interest earned through June 30, 2010	\$ 15,093	
Subtotal Capital Reserves with Interest at June 30, 2010	\$ 3,033,613	
Additional Sewer Tap Fees (Note 1)	\$ 321,300	
Additional Water Tap Fees (Note 2)	\$ -	
Subtotal Additional Revenue	\$ 321,300	
Sewer Debt Service Payment Original Loan	\$ (183,960)	\$ (1,931,575)
Water Debt Service Payment Original Loan	\$ (46,518)	\$ (350,800)
Sewer Debt Service Payments for 3rd. Module	\$ (264,875)	\$ (4,510,728)
Sewer Debt Service Payments for I&I	\$ (34,569)	\$ (464,455)
Subtotal Debt Service and Outstanding Loan Balances	\$ (529,921)	\$ (7,257,558)
Total Capital Reserves Plus Additional Revenue less Debt Pmts.	\$ 2,824,992	
Project 12 Water Tower Repair	\$ (167,000)	
Project 15 Water Facility Improvements	\$ (180,000)	
Subtotal FY 2011 Capital Expenditures	\$ (347,000)	
Balance Capital Reserves after FY 2011 Capital Expenditures	\$ 2,477,992	
Average Interest on Balance of Outstanding CD's at 1 percent	\$ 24,780	
FY 2011 Transfer to Capital Reserves Unallocated	49,635	
Balance of Capital Reserves as of June 30, 2011	\$ 2,552,407	

Note 1: This budget projects 27 sewer availabilities being sold in FY 2011 for new home sites in the Town Center Development.

Note 2: The major current developments do not pay water tap fees as they have constructed their own water supply infrastructure.